

Comprehensive Plan Implementation Committee Minutes Thursday, January 15<sup>th</sup>, 2009, 2:00 p.m.

Present: J. Papacosma, E. Martz, R. Brooks, B. Taylor, L. Huntington; Planner C. Tukey

Absent: R. Neiman, D. Chipman

The minutes from October 2<sup>nd</sup>, 2008, were accepted as amended to show the scheduled November 6<sup>th</sup>, 2008, meeting had to be cancelled pending the receipt of Ransom water/septic data by our consultants.

Review of maps from our consultants.

To refresh our memories, we reviewed draft maps showing Village Constraints and Village Opportunities prepared by our consultants.

At our next meeting, February 5<sup>th</sup> at 3 p.m., we will discuss updated maps from our consultants, showing their updated proposals for village districts. Carol will then show us the town in layers, showing us such features as topography, water availability, developed land, and developable land remaining. N.B. We need to determine how much of the remaining undevelopable land is subdividable (Comprehensive Plan of 2005 gives 80%).

#### Growth/Rural Zones

Carol asked the committee members to consider whether they favored development throughout town, or development concentrated in designated growth areas.

Carol stressed we need to designate both growth and rural areas to fulfill state requirements, but because the town generally does not like the idea of “zoning” maybe only two zoning districts - “growth” and “rural” would be more acceptable. Growth areas would have lot sizes of 1 acre or less (i.e. ½ acre), should maximize the use of existing village resources and promote walking distances of up to one mile to village amenities as much as possible.

Rural areas with lot sizes of 2 acres or more would include such uses as agriculture, forestry, open space, residential, and would continue to permit home occupations.

#### CPIC Schedule leading to Town Meeting 2010:

April-May-June - open meetings, workshops

July-August - CPIC committee work

September-October - further public meetings as needed

November-December - present proposals to Planning Board and Selectmen

January 15 - deadline for articles for the 2010 warrant

Respectfully submitted, Louise Huntington, secretary